

Know all Persons by these Presents,

That I, NORMAN R. BOULET of Fairfield, County of Somerset and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by MAIDA M. MOLTEN

whose mailing address is 98 Silver Street, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Maida M. Molten

her heirs and assigns forever,

The land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The Unit known and designated as Unit 305 in Ridgewood Forest Townhouse Condominium located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984, and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011. Specific reference is made to the Ridgewood Forest Townhouse Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985, and is recorded in said Registry, Book 2769, Page 33, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016, and #E-85017. Further reference is made to First Amendment to Declaration of Condominium recorded in said Registry, Book 2914, Page 265, Second Amendment to Condominium instruments recorded in said Registry, Book 3189, Page 42, and Third Amendment to Condominium Instruments recorded in said Registry, Book 3272, Page 165.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being all and the same premises conveyed by Mark E. Chapman and Gloria N. Blair-Chapman to Norman R. Boulet in a warranty deed dated May 6, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5121, Page 281.

This property is also known as 308 Evergreen Drive, Waterville, Maine 04901.

32-64-15
2956

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Maida M. Morten**

her heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **Norman R. Boulet**

~~XXXX~~

~~husband/wife XXXXXX~~

~~being in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights~~
~~in the above described premises, have hereunto set my hand and seal this~~ 24/15
 day of the month of **September**, A.D. 19 **98**.

Signed, Sealed and Delivered

in presence of

Rebecca A. Gofford

Norman R. Boulet
 Norman R. Boulet

State of Maine, County of Somerset on: **September 24/15**, 19 **98**.

Then personally appeared the above named **Norman R. Boulet**

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Rebecca A. Gofford
 Notary Public
 Attorney at Law

Printed Name, *Rebecca A. Gofford*

RECEIVED KENNEBEC SS.

1998 OCT 22 AM 9:00

ATTEST: *Norman R. Boulet*
 REGISTER OF DEEDS